

**INDEXING INSTRUCTIONS:**

Lot 48, Phase 1, Section B, Wedgewood Farms Subdivision, situated in Section 35, Township 1 South, Range 7 West, Desoto Co., MS **PA 63 Page 12**

**PREPARED BY:**

DAVID K. MCGOWAN, ATTORNEY AT LAW  
1845 CRANE RIDGE DR., JACKSON, MS 39216  
TELEPHONE: (601) 982-8504  
MSB #2619  
FATD-1696

**GRANTOR(S):**

FEDERAL NATIONAL MORTGAGE ASSOCIATION  
14221 INTERNATIONAL PARKWAY STE 1000  
DALLAS, TX 75254  
TELEPHONE: (972) 773-7551 / **866-651-5635**

**RETURN TO:**

FIRST AMERICAN TITLE INSURANCE CO.  
4780 I-55 N. STE. 400, JACKSON, MS 39211  
TELEPHONE: (601) 366-1222  
FILE NO. 2218-1810911

**GRANTEE(S):**

JUSTIN L. FAIR  
AMANDA J. FAIR  
ADDRESS: **4913 BOBO PLACE**  
**OLIVE BRANCH, MS 38654**  
TELEPHONE: **662-801-2911 / NA**

**SPECIAL WARRANTY DEED**

**10080059**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Federal National Mortgage Association**, does hereby sell, convey and warrant specially unto **Justin L. Fair and Amanda J. Fair**, as joint tenants with full rights of survivorship and not as tenants in common, the following described property situated in DESOTO County, Mississippi, being more particularly described herein, to wit:

Lot 48, Phase 1, Section B, Wedgewood Farms Subdivision, situated in Section 35, Township 1 South, Range 7 West, as shown on Plat of record in Plat Book 63, Page 12, in the Chancery Clerk's office of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

MORE COMMONLY KNOWN AS: 4913 Bobo Place, Olive Branch, MS 38654

THIS CONVEYANCE and the warranty hereof are made subject to all building restrictions, restrictive covenants, easements, rights of way, and mineral reservations of record, if any, pertaining to the above described property.

Realty OB

IT IS AGREED AND UNDERSTOOD that the ad valorem taxes for the current year have been prorated as of this date on an estimated basis or actual taxes from the previous year and that the prorations are final and any difference will not be adjusted by the Seller after closing.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said GRANTEE, its heirs or assigns forever, subject to, and excepting, current taxes and other assessments reservations in patents, and all easements, right of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record. GRANTOR does hereby bind itself and its successor and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, its heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, through, or under GRANTOR, but not otherwise.

WITNESS MY SIGNATURE this the 31<sup>st</sup> day of March, 2010.



Federal National Mortgage Association

BY: \_\_\_\_\_

Name & Title Chrissy Wilson

Assistant Secretary

STATE OF TX

COUNTY OF Dallas

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 31<sup>st</sup> day of March, 2010, within my jurisdiction, the within named Chrissy Wilson, who acknowledged that (he)(she) is Assistant Secretary of Federal National Mortgage Association and that for and on behalf of Federal National Mortgage Association, and its act and deed (he)(she) executed the above and forgoing instrument, after having first been duly authorized so to do.

Notary Public \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

(Affix official seal, if applicable)

